

WEB VERSION

TWO INSERTIONS: THURSDAY, MARCH 11, 2021
 WEDNESDAY, MARCH 17, 2021

LEGAL NOTICE ZONING BOARD - CITY OF STAMFORD

Application 221-03 Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on **Monday, March 22, 2021 at 6:30 p.m.** through a **web** and **phone** meeting to consider the application of Richard W. Redniss (22-1st Corp) to amend the City of Stamford Zoning Regulations by amending Article III, Section 4.B.11. "R-HD Residential District, High Density" as follows:

1. *By amending a portion of Section 4.B.11.c. "Authorized Uses", titled "Neighborhood Commercial" to read as follows:*

Neighborhood Commercial – along designated Commercial Streets only. For the purposes of this Section, Neighborhood Commercial shall include only those uses permitted as-of- right in the SRD-S zone, with such use limited to (i) 15,000 sf per establishment, (ii) not more than 0.75 FAR, and (ii) the ground floor. No new standalone commercial *Buildings* shall be permitted; however existing commercial *Buildings* may be allowed to remain provided they are not expanded by more than 10% of the existing *Floor Area* at the time of designation.

2. *By adding to Section 4.B.11.d. "Building Regulations" a new subsection (7) to read as follows:*

7) Where a lot maintains a minimum of 150' of water frontage, not less than 50' of street frontage shall be required. Existing vehicular easements/connections to public and private rights-of-way may continue to provide access and egress to the property.

3. *By adding the following sentence to Section 4.B.11.h. "Public Amenity Requirement":*

Public Access to the Waterfront shall be provided and counted toward this requirement.

4. *By adding to Section 4.B.11.i. "Public Amenity Bonus" a new subsection (4) to read as follows:*

(4) **Coastal Amenity Space**, four (4) sf of Bonus Floor Area for every one (1) sf of waterfront public access space, up to 10,000 sf on lots designated as part of the Proposed Greenway in the 2015-2025 Master Plan (Figure 18: Future Connectivity Map) where Public Access Easements are established consistent with the Mill River Project Plan and Recorded on the Stamford Land Records.

Details regarding how to access the meeting will be posted on the City of Stamford Zoning Board webpage (www.stamfordct.gov/zoning-board) in advance of the Public Hearing.

A full copy of the above referenced application is available for review on the Zoning Board's webpage: www.stamfordct.gov/zoning-board. At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as will be announced by the Zoning Board during the public hearing.

ATTEST: DAVID STEIN
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CT

Dated at the City of Stamford this 11TH day of March 2021.